

## **FACTSHEET**

**TITLE:** **CHANGE OF ZONE NO. 06041**, from  
AG Agricultural District to I-3 Employment Center  
District, requested by Schroeder/Klein  
Investments, on property generally located at  
South 14<sup>th</sup> Street and Yankee Hill Road.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 07/05/06  
Administrative Action: 07/05/06

**STAFF RECOMMENDATION:** Approval

**RECOMMENDATION:** Approval (7-0: Carlson,  
Carroll, Esseks, Krieser, Larson, Strand and  
Sunderman voting 'yes'; Cornelius and Taylor  
absent).

### **FINDINGS OF FACT:**

1. This change of zone request was heard before the Planning Commission in conjunction with the amendment to the associated use permit, Use Permit No. 117B, which proposes to expand the boundary of the Horizon Business Center to include an additional 4.21 acres for an additional 43,765 sq. ft. of office and commercial floor area.
2. The staff recommendation to approve the change of zone request is based upon the "*Analysis*" as set forth on p.3, concluding that the proposal is consistent with the Comprehensive Plan.
3. On July 5, 2006, this application appeared on the Planning Commission Consent Agenda and was opened for public hearing. No one came forward to speak.
4. On July 5, 2006, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval of this change of zone request.
5. On July 5, 2006, the Planning Commission also voted 7-0 to adopt Resolution No. PC-01004, approving the associated Use Permit No. 117B.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** July 10, 2006

**REVIEWED BY:** \_\_\_\_\_

**DATE:** July 10, 2006

**REFERENCE NUMBER:** FS\CC\2006\CZ.06041

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 5, 2006 PLANNING COMMISSION MEETING

**PROJECT #:** Change of Zone #06041 - Horizon Business Park

**PROPOSAL:** To change the zoning from AG to I-3.

**LOCATION:** South 14<sup>th</sup> Street and Yankee Hill Road

**LAND AREA:** Approximately 4.21 acres.

**EXISTING ZONING:** AG Agriculture

**PROPOSED ZONING:** I-3 Employment Center

**CONCLUSION:** This change of zone will allow associated Use Permit #117B to be included as part of Horizon Business Park, and is consistent with the Comprehensive Plan.

**RECOMMENDATION:**

Approval

### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** See attached legal description.

### **EXISTING LAND USE:**

Agricultural and residential

### **SURROUNDING LAND USE AND ZONING:**

North: I-3 Commercial/Employment Center  
South: AG Railroad and undeveloped agricultural land  
East: H-4 Commercial  
West: AG Railroad and undeveloped agricultural land

### **ASSOCIATED APPLICATIONS:**

UP#117B - To allow 43,800 square feet of commercial floor on 4.21 acres of land to be included in Horizon Business Park.

**HISTORY:** **February 7, 2005** - UP#117A approved to modify sign requirements for the Horizon Business Center.

**Sept. 17, 1999** - UP#117 Horizon Business Center approved.

## COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - This area is designated for industrial land uses in the Comprehensive Plan.

### **ANALYSIS:**

1. This request is associated with UP#117B which proposes to expand the boundary of the Horizon Business Center to include an additional 4.21 acres.
2. The Horizon Business Center is zoned I-3 and is designed to function as an employment center. If this request is approved, this site can only be developed as part of the Horizon Business Center because the minimum area for the I-3 district is 50 acres.
3. The Comprehensive Plan designates an employment center and industrial land uses in this area, and I-3 zoning will allow this land to be included into the Horizon Business Center.

Prepared by

Brian Will  
441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
Planner  
June 21, 2006

**OWNER:** Schroeder/Klein Investments  
6500 Princeton Road  
Firth, NE 68358  
402.430.6700

**APPLICANT/  
CONTACT:** Marcia  
Kinning  
ESP  
601 Old Cheney Road  
Lincoln, NE 68512  
402.421.2500

# CHANGE OF ZONE NO. 06041

## CONSENT AGENDA

### PUBLIC HEARING & ADMINISTRATIVE ACTION

#### BEFORE PLANNING COMMISSION:

July 5, 2006

Members present: Carlson, Carroll, Esseks, Krieser, Larson, Strand and Sunderman; Cornelius and Taylor absent.

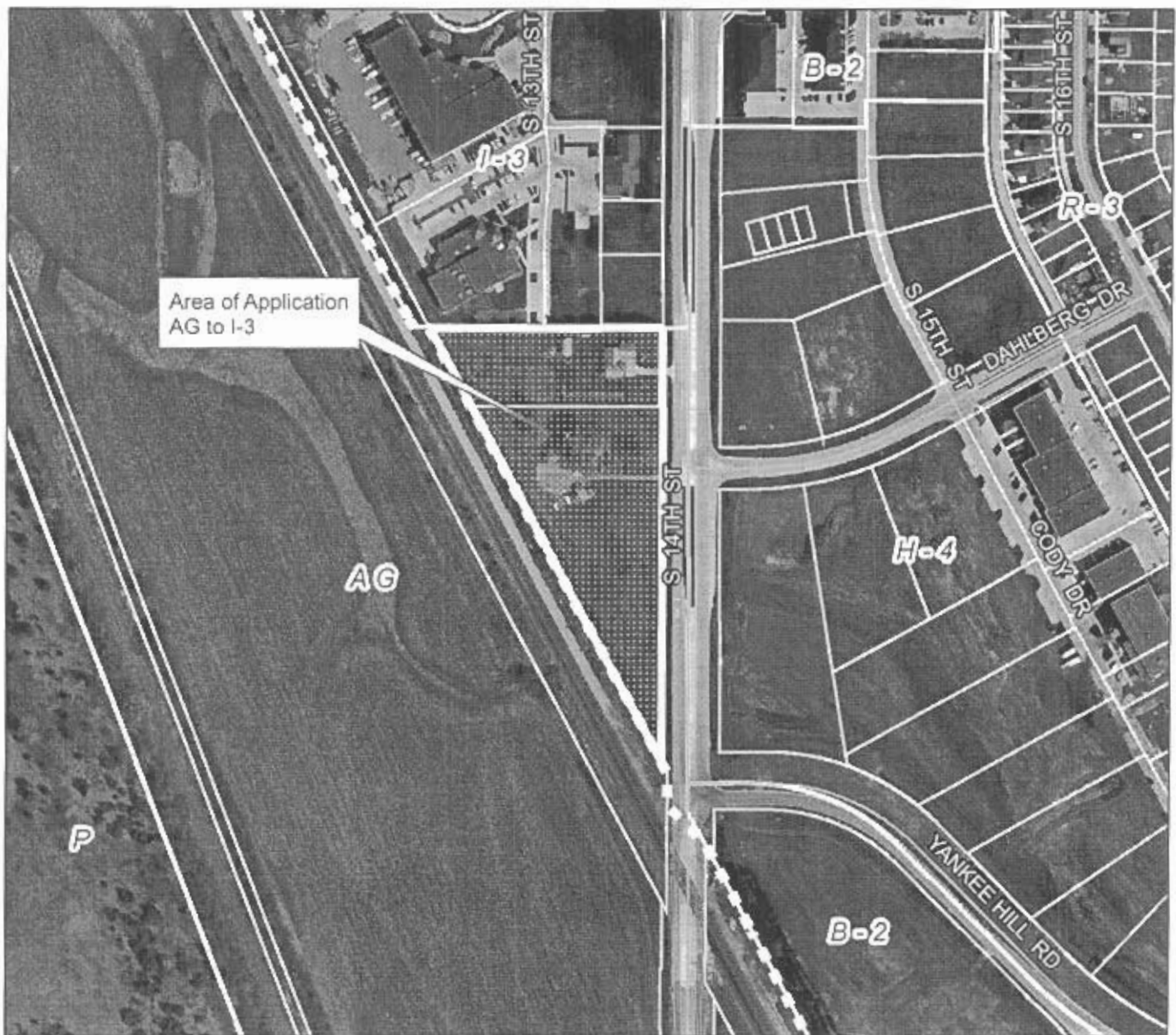
The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06041, USE PERMIT NO. 117B, USE PERMIT NO. 04006A, SPECIAL PERMIT NO. 06039 and STREET AND ALLEY VACATION NO. 06003.**

Ex Parte Communications: None.

**Item No. 1.3, Special Permit No. 06039**, was removed from the Consent Agenda and scheduled for separate public hearing.

Carroll moved to approve the remaining Consent Agenda, seconded by Strand and carried 7-0: Carlson, Carroll, Esseks, Krieser, Larson, Strand and Sunderman voting 'yes'; Cornelius and Taylor absent.

Note: This is final action on Use Permit No. 117B, unless appealed to the City Council by filing a letter of appeal with the City Clerk with 14 days of the action by the Planning Commission.



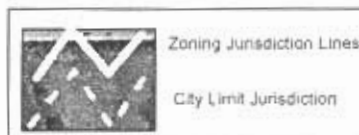
## Change of Zone #06041 & Use Permit #117B Horizon Business Center S 14th St & Yankee Hill Rd

2005 aerial

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

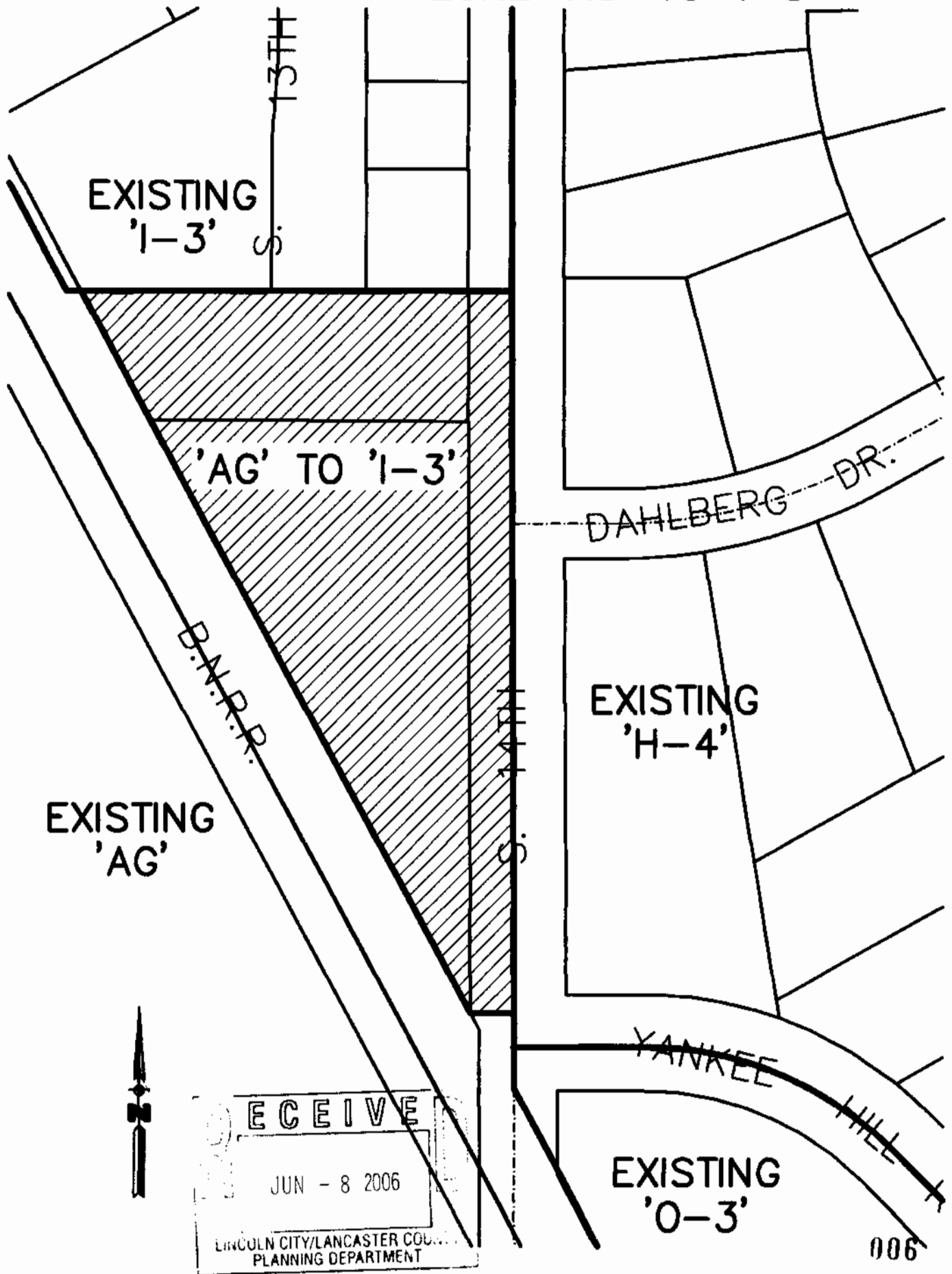
One Square Mile  
Sec. 23 T09N R06E



Yankee Hill Rd

1105

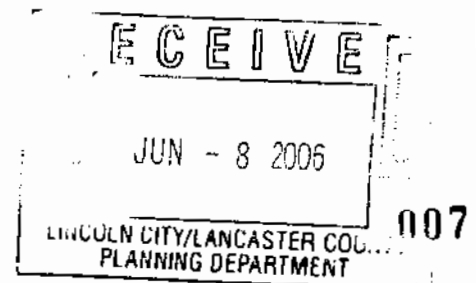
HORIZON BUSINESS CENTER  
CHANGE OF ZONE 'AG' TO 'I-3'

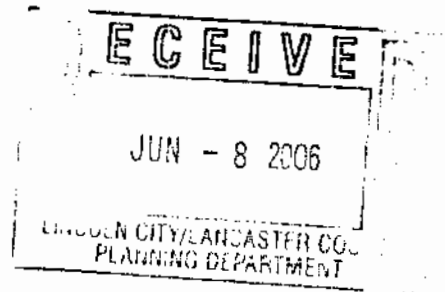


**HORIZON BUSINESS CENTER  
USE PERMIT #117A  
CHANGE OF ZONE 'AG' TO 'I-3'**

A survey of all of Lots 55 & 56, Irregular Tracts, Located in the Southeast Quarter of Section 23 Township 9 North Range 6 East of the Sixth Principal Meridian, Lancaster County Nebraska. More particularly described by metes and bounds as follows.

Commencing at the Northeast corner of Lot 55, Irregular Tract, and the POINT OF BEGINNING; Thence North  $89^{\circ}58'47''$  West on the North line of said Lot 55, a distance of 445.36 feet to the Northwest corner of Lot 55, said point being on the Easterly Right of Way of the Burlington Northern Santa Fe Railroad; Thence South  $28^{\circ}25'35''$  East on said Right of Way, a distance of 935.66 feet to the Southeast Corner of Lot 56; Thence North  $00^{\circ}00'11''$  West on the East line of said Lots 55 & 56 and the West Right-of-Way line of South 14th Street, a distance of 822.69 feet to the POINT OF BEGINNING, and containing a calculated area of 183,195.66 Square feet or 4.21 acres more or less.





June 8, 2006

**LYLE L. LOTH, P.E./L.S.**

Mr. Marvin Krout, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Suite A - 601 Old Cheney Road  
Lincoln, NE 68512  
Phone (402) 421-2500  
Fax (402) 421-7096  
Email: lyle@espeng.com

RE: HORIZON BUSINESS CENTER  
8101 & 8201 SOUTH 14<sup>TH</sup> STREET  
CHANGE OF ZONE FROM 'AG' TO 'I-3' & USE PERMIT #117A

Dear Marvin,

On behalf of Schroeder/Klein Investments and Alan Schroeder, we submit the above mentioned zoning applications for your review.

Horizon Business Center is currently an approved Use Permit #117. Our amendment is including an 4.21 acre parcel directly to the south in the use permit boundary. We are requesting a change of zone from 'AG' to 'I-3'. 'I-3' zoning is located to the north of the property in question.

We are planning for 37,000 square feet of retail/office/' other uses' space. The square footage for each use has been shown on the Site Plan and is based on the total square footage allowed on the additional property.

A private roadway is being shown through the project with a public access easement on South 13<sup>th</sup> Court. A sidewalk has been shown on both sides of the private roadway and two sidewalk connections out to the proposed sidewalk along South 14<sup>th</sup> Street.

We are requesting waivers of the following zoning and subdivision regulations at this time.

Waiver of sidewalks in standard locations-

Due to the parking along the private roadway the sidewalk can not be located 9.5 feet from the back of curb along South 13<sup>th</sup> Court.

Waiver of landscape screening to be approved at time of building permits.-

The actual layout of the buildings maybe revised within the building envelopes which will change the landscaping layout. General Note #27 on Sheet 1 of 4 has been shown.

Lots in commercial areas fronting upon and taking access to public streets or private roadways-

At this time individual lots are not being created and the private roadway runs through the existing lots. The pad site lots have access through a common access easement.

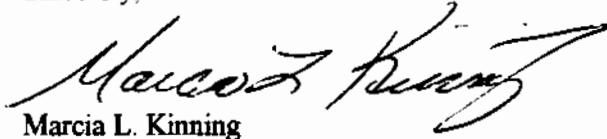


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We are excited about this project, as we have been working with Planning and other City staff for several months.

Please do not hesitate to contact me if you have additional questions.

Sincerely,



Marcia L. Kinning

Cc: Schroeder/Klein Investments  
Alan Schroeder

Enclosures: 24 Copies of Sheet 1 of 5 and Sheet 1 of 4  
8 Copies of Sheets 2 through 4 of 4  
Application for a Change of Zone  
Application for a Use Permit  
Application Fees  
Certificate of Ownership  
8 1/2" x 11" Reductions

